133.0	0008	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,111,500 / 1,111,500
					USE VALUE:	1,111,500 / 1,111,500
					ASSESSED:	1,111,500 / 1,111,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TEMPLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIKE WILLIAM A/AMY L
Owner 2:	
Owner 3:	
Street 1:	31 TEMPLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUDD SUSAN M -
Owner 2:	-
Street 1:	31 TEMPLE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,619 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 2315 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8619.000	500,800		610,700	1,111,500
Total Card	0.198	500,800		610,700	1,111,500
Total Parcel	0.198	500,800		610,700	1,111,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.13 | /Parcel: 480.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85865
GIS Ref	
GIS Ref	
Insp Date	02/09/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	500,700	0	8,619.	610,700	1,111,400	1,111,400	Year End Roll	12/18/2019
2019	101	FV	374,400	0	8,619.	644,600	1,019,000	1,019,000	Year End Roll	1/3/2019
2018	101	FV	374,400	0	8,619.	475,000	849,400	849,400	Year End Roll	12/20/2017
2017	101	FV	374,400	0	8,619.	454,600	829,000	829,000	Year End Roll	1/3/2017
2016	101	FV	374,400	0	8,619.	420,700	795,100	795,100	Year End	1/4/2016
2015	101	FV	354,000	0	8,619.	352,900	706,900	706,900	Year End Roll	12/11/2014
2014	101	FV	354,000	0	8,619.	344,700	698,700	698,700	Year End Roll	12/16/2013
2013	101	FV	354,000	0	8,619.	328,400	682,400	682,400		12/13/2012

!10407!

PRINT

Date	Time
12/11/20	00:42:47

LAST REV

Date	Time
09/19/17	14:50:36
danam	
10407	

USER DEFINED

Prior Id # 1:	85865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUDD SUSAN M	1244-111		11/2/2001		600,000	No	No		
RUDD SUSAN	1163-181		11/12/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	786	Redo Bat	44,000	C				
2/5/2009	78	Add Bath	70,000					
6/9/2004	468	Re-Roof	10,995					
9/30/2002	819	Redo Kit	40,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/9/2009	Measured	294	PATRIOT
11/11/2008	Meas/Inspect	355	PATRIOT
2/25/2002	MLS	MM	Mary M
12/15/1999	Inspected	3	
11/23/1999	Mailer Sent		
11/3/1999	Measured	264	PATRIOT
7/8/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8619		Sq. Ft.	Site		0	90.	0.79	10									610,716						610,700	

Total AC/HA: 0.19787 | Total SF/SM: 8619 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 610,716 | Spl Credit | Total: 610,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16169596
Const Adj.:	1.00989902
Adj $ / SQ:	152.515
Other Features:	113050
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615175
Depreciation:	114423
Depreciated Total:	500753

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

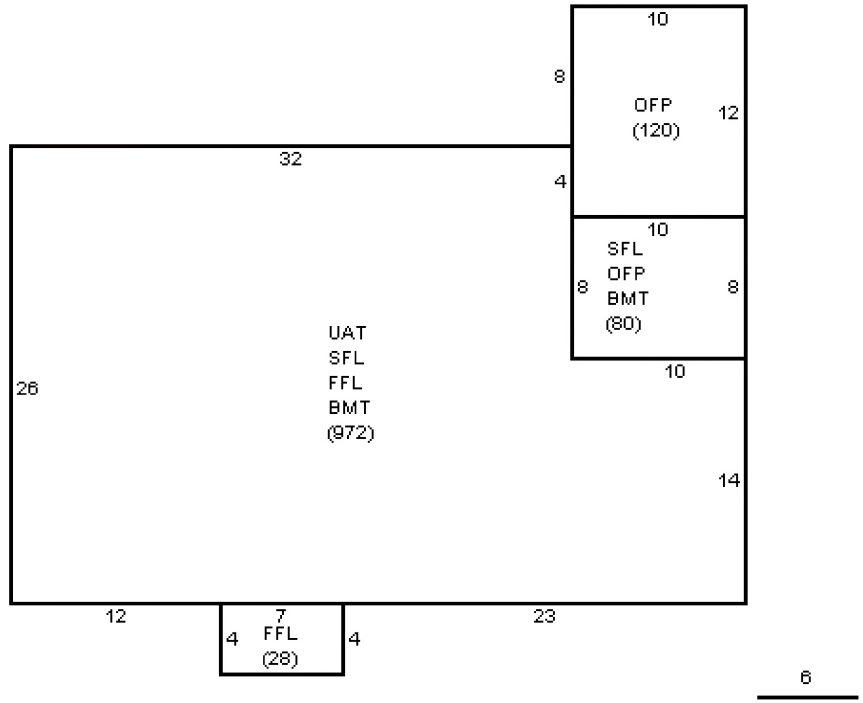
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.54
Special Features:	0	Val/Su Net:	141.19
Final Total:	500800	Val/Su SzAd	244.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	59.480	62,574
SFL	Second Floor	1,052	152.520	160,446
FFL	First Floor	1,000	152.520	152,515
UAT	Upper Attic	243	61.010	14,825
OFP	Open Porch	200	25.000	4,999

Net Sketched Area:	3,547			Total:	395,359
Size Ad	2052	Gross Are	4276	FinArea	2315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc